

£285,000

Mill Road,

Waterlooville, PO7 7BY

PROPERTY SUMMARY

NO FORWARD CHAIN. We are delighted to offer for sale this very well presented 3 bedroom family home in Waterlooville. Offered for sale with vacant possession this spacious 3 bedroom property is an ideal first purchase and internal viewings are very strongly advised. The property has 3 well proportioned first floor bedrooms, modern bathroom suite, large lounge, modern fitted kitchen/diner, utility room, conservatory and a WC. Externally there is a lawned front garden which can be converted into off road parking subject to planning permission and a good size south facing rear garden. Local schools and shops are just a short distance away and early viewing is strongly advised.

3

1

1











ENTRANCE HALL Window to side aspect, radiator, under stair storage, stairs to first floor, doors to:

LOUNGE 14' 03" x 11' 04" (4.34m x 3.45m) Window to front aspect, radiator, electric fire.

KITCHEN/DINER 17' 03" x 11' 09" (5.26m x 3.58m) Two windows to rear aspect, 2 radiators, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob, extractor, dishwasher and fridge, spot lighting, meter cupboard, door to:

UTILITY ROOM 11' 02" x 5' 04" (3.4m x 1.63m) Doors to front and rear, window to rear, radiator, space for appliances, door to:

WC Window to front aspect, WC, hand wash basin with cupboard under.

CONSERVATORY 6' 07" x 5' 11" (2.01m x 1.8m) Windows to rear and side aspects, door to garden, heater, power.

FIRST FLOOR Landing - Window to side aspect, access to loft, doors to:

BEDROOM 1 13' 11" x 11" (4.24m x 3.35m) Window to front aspect, radiator, built in wardrobe.

BEDROOM 2 11' 03" x 11 max' (3.43m x 3.35m) Window to rear aspect, radiator.

BEDROOM 3 8' 08" x 8' 02" (2.64m x 2.49m) Window to rear aspect, radiator.

BATHROOM Windows to front and rear aspects, radiator, heated towel rail, panelled bath with shower over, WC, hand wash basin with vanity surround and cupboard under, spot lighting, airing cupboard housing boiler, fully tiled.

OUTSIDE Front - Lawned front garden which could be converted into off road parking subject to planning permission, tap.

REAR GARDEN South facing and mostly laid to lawn with block paved patio area, tap, light, borders, shed.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Jeffries & Dibbens estate and letting agents

OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk